

**SANSOME
&GEORGE**

sansomeandgeorge.co.uk



22 Cambrian Way, Basingstoke, Hampshire, RG22 5AH

**Offers in excess of £300,000
Freehold**

SANSOME & GEORGE - ** Virtual tour available **

Introducing this charming period terraced house, boasting 3 bedrooms and a warm, inviting atmosphere, situated in a popular location. The interior is well presented, with hall, cloakroom, living room, kitchen, and a dining area. Upstairs, three comfortable bedrooms provide space for a growing family or home office setup. The property also benefits from a garden, ideal for al fresco dining or relaxing in the sun, as well as a garage for convenience. Don't miss out on the opportunity to own this delightful home in a popular location. Contact us today to arrange a viewing and make this property yours.

EPC EER - TBC

Council Tax Band - C

Council - Basingstoke & Deane

The above information may be subject to change during the transaction period.

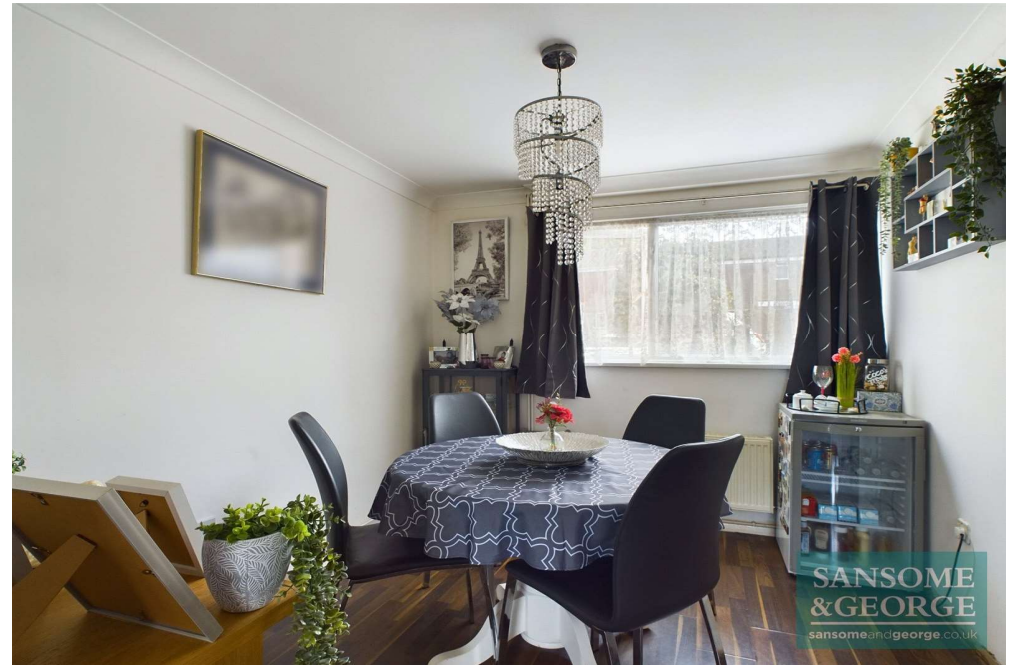
These particulars are a general guide only. They do not form part of any contract. Services, systems and appliances have not been tested. Please note that all buyers attend property viewings at their own risk and must assess any hazards themselves. The title is currently under review for any potential covenants or restrictions and will be available upon request shortly.

- 3 Bedroom home
- Popular location
- Hall, cloakroom
- Kitchen, dining area
- Living room
- 3 Bedrooms
- Bathroom
- Garden
- Garage





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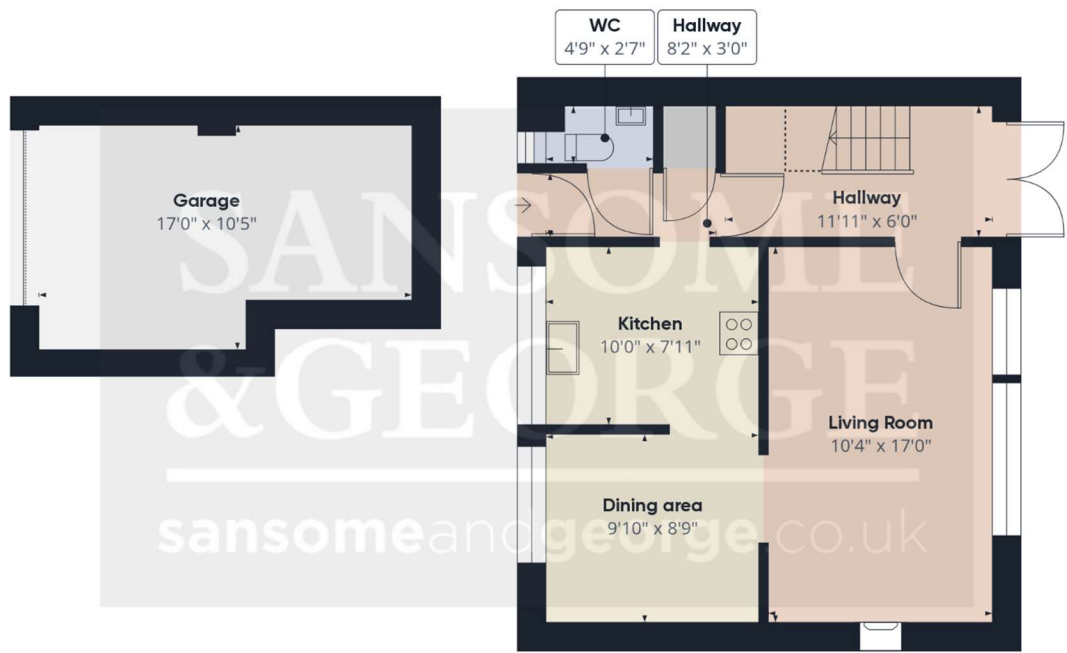
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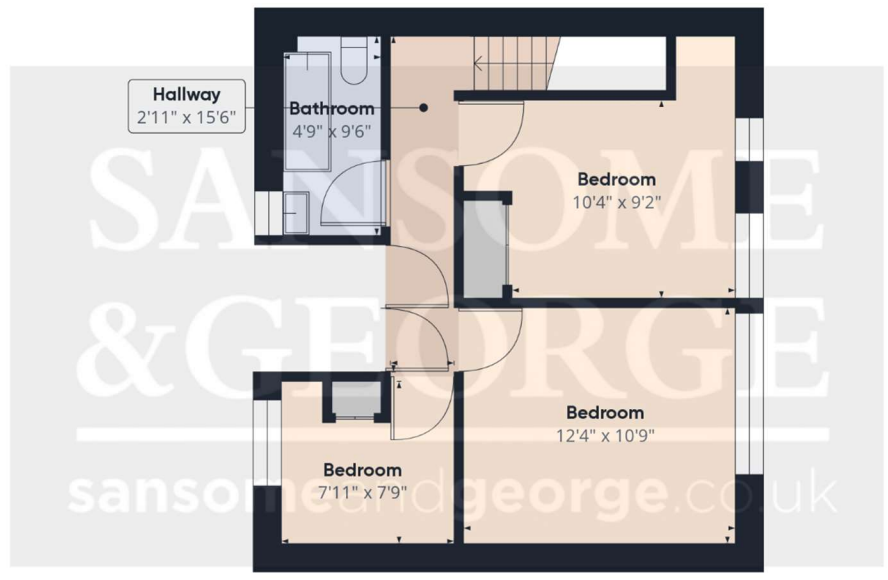
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Floor 0



Floor 1

Approximate total area⁽¹⁾
 1042.16 ft²

Reduced headroom
 15.93 ft²

(1) Excluding balconies and terraces

Reduced headroom
 Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Sansome and George - Basingstoke

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Sansome & George is a trading name of Sansome & George Hampshire Ltd.
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Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale. Please note that all buyers attend property viewings at their own risk and must assess any hazards themselves.

Anti-Money Laundering Statement: We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.